

# News of the Real Estate World

## \$1,250,000 DEAL ON AUTOMOBILE ROW

Studebaker Corp. Buys Winton Co. Building on Broadway; Will Occupy Structure.

E. K. Van Winkle has sold for the Winton Company of Cleveland, Ohio, to the Studebaker Corporation of America, the building and lease at the northeast corner of Broadway and Seventy-third street covering a plot 112x101x irregular, containing 12,000 square feet. The building was erected by the Winton Company in 1906 for their own use as a garage, service building and salesroom and is a four story fire proof building designed by Charles E. Rich, architect and erected by the Edward Corning Company, builders on land owned by Eugene Higgins of Paris, France, and a lease for twenty-one years with renewals at an aggregate rental of \$1,250,000. The purchaser will occupy the entire building in addition to the building now occupied by them at Broadway and Fifty-fourth street.

**Sale on Lexington Avenue.**  
Harris Vought & Co. sold the five-story store and business building, 207 1/2, at 731 Lexington avenue, south of Fifty-ninth street, for John Byrns to an inventor, who will lease it for twenty-one years. Mr. Byrns occupies a portion of the building for his plumbing business for more than a quarter of a century.

## GOODSELL HEIRS SELL GARAGE ON WEST SIDE

The Mary Goodsell heirs have sold their garage property at the southwest corner of Amsterdam avenue and Seventy-sixth street, a parcel that had been in the family for a number of years and was valued at about \$225,000. It is known as 234 1/2 West Seventy-sixth street and 200 to 208 West Seventy-sixth street. It measures 75 feet on the avenue and 100 feet on the street, covered with two story brick garages, formerly stables. The Goodsell heirs also own the adjoining 75 foot garage on the street. This is not involved in the deal. Recently the heirs sold the homestead at 324 West Seventy-second street with its abutting gardens at 219 and 221 West Seventy-first street to Samuel Brenner.

## PLANS 9 STORY LOFT ON 26TH STREET LOT

Ames & Co. have sold to Conrad Glaser for the development of the lot, 70x100, at 146-150 West Twenty-sixth street. Plans have been prepared for the erection of a nine story fireproof mercantile structure and a building loan has been secured. The entire operation involves about \$400,000 and will be started at once. Negotiations are pending for the leasing by Ames & Co. of a large part of the space.

## WOOD, DOLSON CO. WILL BUILD BUSINESS HOME

As a site for a building of its own the real estate firm of Wood, Dolson Company, Inc., has leased from the Presbyterian Church the plot, 18x150, on the west side of Broadway, between Seventy-second and Seventy-third streets, located between the church and the Hotel St. Andrew. The lease will pay about \$12,500 a year for a term of twenty-one years. The architecture of the new structure will conform with the church building.

## MISCELLANEOUS LEASES.

Roy Scherlock leased in the Ashland Building, Fourth avenue, southeast corner of Twenty-fourth street and the seventh floor to Jacob Adler & Co. gloves, for a rental aggregating \$6,000; also with Carstein & Linnekin space in the Burton Bros. Building, Fifth avenue and Twenty-ninth street, to the Colonial Knitting Mills, hosiery manufacturers, of Philadelphia, Pa.  
H. J. Friedman Company leased 10,000 square feet in 153 Madison avenue, northeast corner Thirty-second street, to Noxall Wager Company at an aggregate rental of \$50,000.  
Hagstrom-Callen Company leased the eighth at 225 East 180th street for James Lindon to Louis Greenberg.  
Charles P. Noyes Company leased offices in 87 Nassau street, corner of John street, to Alfred J. Shanbrom; to Saltzman Miller and Adler; to Robert E. Macdonald; and to Samuel Bliss & Philip Corro in 70 Broadway; space to Norman E. Jacobs in 18 Madison street; to Bruno C. Metelman in 32 South William street to the Danzig-America S. S. Corporation, and in 21 Ann street, to Corcoran and Wolf.  
Tannock, Smith & Co. have leased to Henry P. Sameth store on the southeast corner of Broadway and Canal street at an aggregate rental of \$50,000. Upon completion of alterations another branch of the Peter's Shoe Stores will be opened.

## QUEENS BOROUGH MARKET.

H. Richter & Co. have sold in Rockaway Park for the owner, Lenane a two lot plot on 132d street, between the Sisters of St. Dominic a plot of seven lots on Beach 137th street, Belle Harbor. They also report the following rentals: For William Wiedeman, a house at 646 Beach 135th street; for James Greenhouse, a house at 421 Beach 131st street, Belle Harbor; for D. F. Harrigan, a house at 380 Beach 130th street, and for Robert Dawson, a house at 103 Beach 140th street, Neponsit.  
B. F. Knowles Company sold over two hundred lots in the vicinity of Rockaway Boulevard and Louisa avenue, Jamaica, for Benedictus Nelson.  
Judson A. Harrington leased to the Hemo Electrical Manufacturing Company, 16,000 square feet in the Bickman Building, at Nelson avenue and Mount street, Long Island City. The concern has moved its plant from Manhattan.  
A. G. Redpath of Manhattan has purchased an apartment in 106 Twenty-first street, Jackson Heights, an apartment in 112 Twenty-third street has been purchased by Mrs. Margaret Polton.

## BELLS HARLEM SYNAGOGUE.

The Congregation Chasari Zedek, one of the oldest orthodox congregations of the city, having purchased a plot on Ninety-third street, one hundred feet east of Broadway, on which it is now erecting a synagogue, sold the synagogue in which it is at present worshipping at 25 West 118th street to Chevre Talmud Torah Dagoust. An order has just been signed by Justice Cohen of the Supreme Court authorizing the sale.

## LAWYER PURCHASES EAST 73D STREET HOME

Other Dwelling Sales Closed in Manhattan.

Douglas Gibbons & Co. have sold for Mrs. R. Burnside Potter 123 East Seventy-third street, 2x100, five story American basement. This house has a Colonial front and has been purchased by a prominent New York lawyer for his residence. It immediately adjoins the homes of George W. Wickham and Charles Dana Gibson. On the same street is the new home of Mrs. Frederick B. Jennings. The house was held at \$140,000. The seller was represented by the Payson McIl. Merrill Company. Frederick H. Allen of Frederick Zittel & Sons has sold for Hattie Fleischman 302 West 167th street, five story dwelling, 17x100-11, to a client of M. Morgen Jr. & Co. The house was held at \$35,000.  
William B. May & Co. sold for Edward S. Hewitt the three story dwelling, 18x100, at 154 East Sixty-sixth street. Oscar D. and Herbert V. Dike have sold for Mrs. Hannah Davenport her residence at 42 West Ninety-third street. The purchaser will occupy.  
The three story dwelling at 264 West Twenty-sixth street, 30x100, near Eighth avenue, has been sold.

## VACANT LAND DEALS LEAD BRONX TRADING

Daniel Houlihan bought from the American Realty Company lots on the northeast corner of 23d street and White Plains road, 114x100, to be improved with stores. This parcel was held at \$46,000. Daniel Houlihan & Sons sold to Mrs. Lena Stora a two family house at 631 East 22nd street, and to Mrs. Mary Anna a two family house at 633 East 23rd street.  
Wm. F. Kura Company sold for John Whalen a vacant plot corner of 160th street and Thirtieth avenue, 16x120. The purchaser will erect four apartment houses.  
William J. Gabel sold for Ross Bros. a vacant plot, 50x100, on the west side of Hollander avenue, 150 feet south of Astor avenue, two blocks from the Pelham Parkway subway station.  
Alexander Selkin and Samuel Hochstein sold for Ida Kay Realty Corporation, 1601 Bryant avenue, a five story apartment, 42x100.  
Butler & Baldwin, Inc., sold for the estate of Caselle C. C. C. a vacant plot, 100x100, at 630 East 138th street, 42x100. The property is held at \$50,000.  
Shaw, Rockwell & Sanford have sold for Judge G. W. McAdam 1 East 167th street, northeast corner of Jerome avenue, a five story apartment, 27x121x25x108.  
Samuel Cowen sold a three family dwelling, 22x100, at 2029 Morris avenue to Oscar Kramer.  
Edwards, Dowdney & Richart have leased from plans floor in the new building to be erected by the F. A. V. Construction Company, corner of East 160th street and Boulevard, 155 feet south of Home street, 50x100, to the Pocono Democratic Club for five years.

## TWO MORE LARGE FLATS TO GO UP IN BROOKLYN

Two apartment house projects on opposite corners of Avenue J and Coney Island avenue have been made public by Wm. E. Harmon & Co., Inc., in announcing the sale of the northeast and southwest corners. Both apartments are to be of the four story type, costing in the neighborhood of \$150,000 each. They will be built on plots 50x100. The house on the northeast corner, which is to be erected by Jacob Katz, is designed to accommodate thirty-two families. There will be four four-room apartments and four three-room apartments on each floor. The Roy Realty Corporation has purchased the southeast corner, which will accommodate twenty-eight families. It is expected that the houses will be ready for occupancy in the early fall.  
Realty Associates sold to W. D. M. Simons a dwelling at the southwest corner of Rogers avenue and Sullivan street, one of the last remaining houses out of a row of thirty recently completed on Sullivan street between Bedford and Rogers avenues.  
Samuel Galtzka sold for Max Lasky to Westery S. Franke for occupancy a house with double garage, 40x100, at 1292 East Twenty-first street, Flatbush.  
Joseph Stein sold for I. Supnick a two family dwelling at 1214 Fifty-fourth street.  
A. Mieskin sold for J. O'Connell to the E. S. Building Corporation a plot 40x100 on East Twenty-third street, between Avenues J and K, on the west side of the street.

## PERSONAL AND IMPERSONAL.

Leases have just been signed for 25 and 27 East Fifty-fifth street, which Douglas Gibbons & Co. have rented for the estate of Mrs. S. A. Reed and for William Barclay Parsons for twenty-one years at aggregate rental of more than \$325,000. The University of Pennsylvania Club is the new tenant and they will alter the houses into a clubhouse for their own use. The architect, who has not yet been chosen, but the club expects to obtain possession of the properties within a few months and to begin alterations at once. The property is directly opposite Sherry's.

The Metropolitan Life Insurance Company has appointed Spear & Co. agents for the St. James Building, 1123 Broadway, a seven story office structure at the southwest corner of Twenty-sixth street.  
Charles F. Noyes Company has been appointed agent for the Mercantile Building, Twenty-third street and Fourth avenue, 46 and 48 West Fifty-second street, No. 46 and 48 West Fifty-sixth street has also been placed with the Noyes Company to manage.  
Joseph Stein placed a first mortgage building and permanent loan of \$55,000 on the four story apartment house on the south side of Forty-third street, between Eighth and Ninth avenues, Brooklyn.

Buyers of properties sold recently follow: Bernhard Zahn, of 8 West Ninety-fifth street; Clara Frank, of 146 West Eighty-fifth street; Tillie Teitelbaum, of the southeast corner of Amsterdam avenue and 131st street; Alphonso J. Hanson, of 206 West 148th street; the Reyan Realty Company, of 649 First avenue; Harold A. Rouse, of 45 Canal street; Amanda M. Krums, of 35 and 36 West Fifty-fifth street; Emanuel Joachim, of 520 and 522 West 162d street; Esther Polsky, of 50 Great Jones street; and Joseph S. Billings, of 73 East Seventy-ninth street.

The dwelling sold by George Runk for Selma Pohl was 230 East Seventy-ninth street instead of 320 as was originally reported.

## 'PILOT ISLAND' SOLD TO NEW YORK ARCHITECT

Property Is in Norwalk Harbor; Other Deals.

Max N. Natanson has sold to Henry Atterbury Smith, architect of this city, the property known as "Pilot Island," in the Harbor of Norwalk, Conn. The island has an area of about three acres, on which is constructed a modern dwelling, boat house and outhouses of various kinds. The property includes a plot of substantial size on the adjacent mainland, on which plot there are constructed several cottages, garage, etc.  
Mr. Natanson purchased this property last November from the estate of E. Hill, Inc. It was held at \$100,000 and is understood to have brought close to that figure. The broker was John Crawford of this city and Westport, Conn.  
H. Gilbert has purchased from the Sterling Estate the Merritt homestead on North street in the hills back of Rye. The property consists of a remodeled farmhouse on two and a half acres of ground and includes a gardener's cottage, barn and garage. Kenneth Wells & Co. were the brokers.  
Prince & Ripley sold for Frank A. Shaw his residence on Sterling avenue, White Plains to Rachel Brwin, of White Plains.  
Chauncey B. Griffen sold for Albert M. Lundberg his property on Saries Lane, Pleasantville, N. Y., to Edward Dirhan.  
Anson F. Robinson has sold for The Lovens Company a parcel of land adjoining the property of F. C. Harriman on Langdon avenue, Ardsley on Hudson, N. Y., to Alexander A. Koswick, who will build a dwelling and garage.  
John F. Scott has sold for Mrs. Dorothy Vandewater Hoyt a building plot containing 7 1/2 lots on Bayview avenue, Cedarhurst, L. I., to Miss Elizabeth M. Braine, principal of the East Rockaway School, on which she will build a residence.

## 350 THROGS NECK LOTS TO BE AUCTIONED TODAY

The Wissmann estate, at the foot of 177th street, on Long Island Sound, in the Throgs Neck section of the Bronx, is to be sold in 350 separate waterfront bungalow lots to-day on the premises, at 1 P. M., by Joseph P. Day, Inc., auctioneers. The Wissmann homestead, a spacious dwelling, overlooking the Sound, is also included in the sale.  
Many of the Wissmann estate lots front on Long Island Sound, while others are in the last eight months, since Mr. Day sold, at a public auction, the Coster, Bruce-Brown, Turnbull and Linsmead estates, together with Hoffmann Park, the property of the Ebling Brewing Company.  
Will Sell Old Estate To-day.  
The homestead at Grynner Hill, Staten Island, owned by the Nicholas family since the days of the Revolution, will be sold at auction to-day at 3 P. M., on the premises by Arthur C. Sheridan, auctioneer. It consists of eighteen acres with dwellings and outbuildings, and has more than 2,000 feet of road frontage on Clove road and Serpentine road and is five minutes by motor from the Staten Island ferry at St. George. The sale has been ordered by Morton C. Nichols of the real estate brokerage firm of Ladd & Nichols.

## RIVERSIDE TENANTS WIN.

The Appellate Division Limits Rent Increase to 35 Per Cent.  
The Appellate Division of the Supreme Court yesterday affirmed an opinion of the Appellate Term favorable to more than a hundred tenants in two apartment houses of the Alabama Holding Corporation on Riverside Drive, between 141st and 142d streets, whose rents were increased in the two buildings not long ago 104 of the 176 tenants refused to sign new leases. A Municipal Court test suit was decided in favor of the corporation.

## PLAN LARGE BRONX THEATER.

Plans are being prepared to erect a theatre with a seating capacity of 2,500 at the northeast corner of Burnside and Walton avenues, Senator Dunnigan architect, Mr. De Rosa assistant architect, at aggregate rental of \$45,000. The most accessible parts of the Bronx, and is surrounded by new high class apartment houses was recently purchased by the Alexander and Holding Corporation, Nathan Wilson, president.

## TO ENLARGE BRONX SCHOOL.

Recommendation has been made by the Board of Education to the Board of Estimate for the purchase of the block bounded by Walton and Gerard avenues, 14th and 16th streets, for the erection of an addition to the Theodore Roosevelt High School. The property fronts about 300 feet on each avenue, 23.8 feet on 14th street and 238.2 feet on 16th street.

## ON STATEN ISLAND.

Cornelius G. Kolff sold for Alonzo Sabatino his dwelling, just completed, on the corner of Eighth street, New Dorp, to Marguerite Keely, who will occupy.  
RESIDENTIAL RENTALS.  
Albert B. Ashforth, Inc., leased a furnished apartment in 124 West Fifty-fifth street to Bernard Simons, and an unfurnished apartment in 461 Fourth avenue to Mrs. Naomi Weiss.  
Worthington Whitehouse, Inc., leased an apartment in 106 East Eighty-fifth street for George Neiman, agent, to Henry Herman of Speyer & Co.

## NEWSPAPER CUTS PRICE.

BIRMINGHAM, June 2.—The Birmingham Age-Herald, a morning newspaper, to-day announced a reduction of its street sales price from 5 to 3 cents daily and from 7 to 5 cents on Sunday.

## REAL ESTATE AT AUCTION.

JOSEPH P. DAY, INC., Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 144.  
JEROME JOHNSON, JR., Co. Auctioneers, 125 Montague St., Brooklyn, N. Y.

## 8 FLATS IN HARLEM SOLD BY OPERATOR

Exceptionally Heavy Trading in Apartment Houses Feature of Market.

Resale has been made by Sharp & Co. for Louis Cramer to the Rapnow Realty Company (M. Schachnow and F. M. Rapaport) of the eight six story walk-up apartment houses at 423 to 433 West 124th street, which he purchased a week ago from the Speedway Realty Company (Jackson & Stern). The houses, located between Amsterdam and Morningside avenues, were valued at \$750,000 and return a yearly rental of more than \$20,000. They occupy a combined plot of 23x100, six of them being 42 feet wide and two 50 feet wide. They provide accommodations for 192 tenants. Jackson & Stern erected them twelve years ago.

## Other Multifamily Deals.

Purchase has been made by the newly organized Riverside Properties, Inc., representing clients of Eugene L. Gottlieb, attorney, of the Ben Gar apartments at 208 West Ninety-third street, a six story elevator structure, on plot 27x117.3x33 irregular. The property, which was disposed of by the estate of Marie Oby, is between West End avenue and Riverside drive.  
Nassoff & Lanning sold for the Franklin Realty Corporation, Garnet Hall, a six story elevator apartment house, at the northwest corner of Broadway and 114th street, 100x100. It returns a rental of \$80,000 a year and was held at \$75,000. John P. Canavan, the buyer, gave in part payment the five story apartment house at 156 West 108th street, held at \$60,000.  
Isaac Lowenfeld and William Fraeger purchased from a client of William C. Wolf, 210 Eighth avenue, southwest corner of 17th street, a five story apartment house, 22x100, with four stories and housing twelve families. It has a rent roll of \$9,000 and was held at \$65,000. L. J. Greenberger and U. S. Tanco were the brokers.  
Irving Bachrach and Ira Rosenstock purchased the five story apartment, with stores at 48 Lenox avenue, southwest corner of 133d street, 25x100.

## REAL ESTATE AT AUCTION.

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**TODAY**  
AT PEEKSKILL AT 2 P. M.  
Attend the sale of  
**229 residential lots**  
with beautiful river view at Hill Crest Union and Depew Avenues adjoining Depew Park  
WITHIN FIVE MINUTES OF THE CENTER OF TOWN  
**THEY WILL BE SOLD**  
for whatever you want to pay for them  
Trains leave Grand Central at  
9:50, 11:35, 11:57, 12:04, 12:20, 1:29, 2:04  
Daylight saving time  
Go to the  
**ABSOLUTE AUCTION**  
of the NELSON ESTATES, INC.,  
Saturday, June 3rd, 1922  
AT 2 P. M.  
In a large tent on the premises, rain or shine  
**229 beautifully situated residential lots in the Hill Crest District, Union Ave., Depew, Franklin and adjoining Streets FOR WHATEVER THEY WILL BRING**

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east corner of 133d street, 25x100.  
Emanuel Simon sold for Mary E. Bagen of Ridgewood, N. Y., represented by the S. H. Raphael Company to Dietrich Klingenberg 1821 and 1823 Third avenue, two five story store tenements, 18x100, with a two story "L," 10x25.6, at 24 East Eighty-sixth street. They rent for \$17,000 per annum and were held at \$150,000. The property had been in the Bagen family since 1885.  
Mr. Klingenberg proves also to be the purchaser of the northeast corner of Park avenue and Ninety-fifth street, sold recently by Edgar A. Levy.  
The newly formed Adele Properties, Inc., in which Jacob Marks is interested, purchased from the estate of Francis Heim the southwest corner of Third avenue and 118th street, a three story store tenement, 25x100. The new company is represented by Eugene L. Gottlieb, attorney.  
The W. H. Elliott Company sold for the Chain Land, Inc., 531 West 127th street, a five story apartment, 50x100, having a rental of about \$15,000 and held at \$80,000. The buyer has resold the property.  
Perry Sperling sold to Price Bros., 232-24 West 147th street, two six story apartments, 75x100, adjoining the southeast corner of Eighth avenue and held at \$85,000.  
Charles M. Weeks, executor of the estate of George W. Weeks, sold 484-496 Second avenue, adjoining the southeast corner of Twenty-sixth street, two four story store and tenement buildings, 30x75. The property has been owned by the estate for over thirty years, rents for \$1,500 per year and was held at \$40,000. Spotts & Stars, Inc., were the brokers.  
James Kyle & Sons have sold for New York Savings Bank the five story tenement with stores at 185 Third avenue, northeast corner of Ninety-fifth street, 25x100. The property was held at \$45,000.  
J. J. Totten has sold for the estate of Alexander Tofis, a four story tenement, 20x100, at 306 East 19th street, to a client who will make extensive alterations.  
J. P. & L. A. Kinsling sold for George Hauser to an operator, 517 West 131st street, a five story double flat, 25x100.

**IN THE AUCTION ROOM.**  
(14 Vesey st.)  
BY J. LINCOLN SEIDER.  
West 116th st., s. e., 150 ft. w. of Morning-side av., 25x100-11, vacant; the City of New York vs. Andrew Coulter et al.; John P. O'Brien (A.); Victor R. Kaufman (B.); do, taxes, etc., \$584.10. Adjourned to June 10.  
(Bronx Exchange.)  
University av., n. e. cor. 160th st., 27 1/2 x 122x75-18-9, vacant; Mary A. Ferguson vs. Charles J. McMahon et al.; Friend & Friend (A.); Louis A. Schofield (B.); do, \$2,940.00; taxes, etc., \$149.75. Withdrawn.

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